DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 21-104669-GB

Project Name/Address: Hazard Tree Removal at 13205 SE 30th St.

Planner: Reilly Pittman
425-452-4350
rpittman@bellevuewa.gov

Minimum Comment Period: April 29, 2021

Materials included in this Notice:

- ☑ Blue Bulletin
- ☑ Checklist
- ☑ Vicinity Map
- ☑ Plans
- ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☑ State Department of Fish and Wildlife
- ☑ State Department of Ecology, Shoreline Planner N.W. Region
- ☑ Army Corps of Engineers
- ☑ Attorney General
- ☑ Muckleshoot Indian Tribe

SEPA Checklist reviewed by Reilly Pittman on 4/9/21

Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with “Not Applicable” or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable SLC Investment, LLC - 13205 SE 30th St.
2. Name of applicant SLC Investment, LLC
3. Contact person Karen Ngo Phone (425) 246-3412
4. Contact person address 13221 SE 26th Street
5. Date this checklist was prepared 3/2/2021
6. Agency requesting the checklist City of Bellevue

7. Proposed timing or schedule (including phasing, if applicable)

The applicant is proposing to remove two trees. The timing of this activity is dependent upon approval from the City of Bellevue.

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No.

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

N/A

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No, we are not aware of any other applications or proposals that would affect the proposed plan.

11. List any government approvals or permits that will be needed for your proposal, if known.

Approval from the City of Bellevue.

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The applicant is proposing to remove two cottonwood trees (Populus balsamifera) located within a parking lot planter and within the buffer of an off-site stream (Sunset Creek). The southern most tree out of the two (Tree #1) is 40" dBH while the northern most tree (two trees grown together; Tree #2) is 42" and 18" dBH in size.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The two cottonwood trees are located in the northwest corner of the subject property; King County Parcel #5453300291. The address for the parcel is 13205 SE 30th Street Bellevue, WA 98005. The site is further located as a portion of Section 10, Township 24N, Range 05, W.M. The legal description is MERCER SLOUGH GARDEN TRS W 1/2 OF N 1/2 LESS ST.

Environmental Elements

Earth

1. General description of the site:
   - ☑ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☐ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____

2. What is the steepest slope on the site (approximate percent slope)? 5%

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soils on site are mapped by the NRCS Web Soil Survey as Urban Land.

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

No filling, excavation, or grading is proposed.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

The removal of the two trees is not expected to result in any erosion as no ground disturbance will occur.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No new impervious surfaces are proposed.

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

None. No erosion is expected to occur as no ground disturbance is proposed.

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions related to the project will be limited to vehicles and equipment used to cut down and remove the trees.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

None.

Water

1. Surface Water
   a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Sunset Creek (Type F) is located off site and downslope from the western property line. The Northwest Indian Fisheries Commission maps Sunset Creek as gradient accessible for winter Steelhead and fall Chinook. WDFW PHS Maps resources depicts the stream as breeding area for Coho. Sunset Creek flows north to Richard's Creek, which ultimately flows into Mercer Slough.

   b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work is proposed proposed over or in Sunset Creek. The trees to be removed are approximately 10 to 12 feet from the stream.

   c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

No filling or dredging is proposed.

   d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

No.

   e. Does the proposal lie within a 100-year floodplain? No.
   If so, note the location on the site plan.

f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

2. Ground Water

a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

3. Water Runoff (including stormwater)
   a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No storm water runoff will be generated by this project as no structures or impervious surfaces are proposed.

   b. Could waste materials enter ground or surface waters? If so, generally describe.

No waste material will be discharged into the ground as a result of this project.

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

None. No impacts to surface, ground and runoff water or drainage patterns are anticipated.

Plants

1. Check the types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other _____
- [x] evergreen tree: fir, cedar, pine, other _____
- [x] shrubs
- [ ] grass
- [ ] pasture
- [ ] crop or grain
- [ ] orchards, vineyards or other permanent crops
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- [ ] water plants: water lily eelgrass, milfoil, other _____
- [x] other types of vegetation English Ivy

2. What kind and amount of vegetation will be removed or altered?

Two cottonwood trees are proposed to be removed. The southern most tree out of the two (Tree #1) is 40" dBH while the northern most tree (two trees grown together; Tree #2) is 42" and 18" dBH in size.

3. List any threatened and endangered species known to be on or near the site.

No threatened or endangered species are mapped on site. The Northwest Indian Fisheries Commission maps the adjacent stream (Sunset Creek) as gradient accessible for winter Steelhead and fall Chinook.

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

The applicant proposes to install four native replacement trees (two big-leaf maple and two red alder) to compensate for the loss of the two cottonwood trees to be removed.

5. List all noxious weeds and invasive species known to be on or near the site.

English Ivy (Hedera helix), Himalayan blackberry (Rubus armeniacus), and bittersweet nightshade (Solanum dulcamara) are located on and near the site.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

   Birds: ☐hawk, ☐heron, ☐eagle, ☑songbirds, ☐other American Crow

   Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☑other Virginia Opossum and Raccoon

   Fish: ☐bass, ☑salmon, ☐trout, ☐herring, ☐shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

No threatened or endangered species are mapped on site. The Northwest Indian Fisheries Commission maps the adjacent stream (Sunset Creek) as gradient accessible for winter Steelhead and fall Chinook.

3. Is the site part of a migration route? If so, explain.

Due to the urban nature of the site, no terrestrial wildlife species are anticipated to use this as a migration route. The lower reaches (Richards Creek) of the off-site stream (Sunset Creek) is mapped by StreamNet as documented migration for Sockeye salmon and fall Chinook.

4. Proposed measures to preserve or enhance wildlife, if any.

Four replacement trees (two big-leaf maple and two red alder) will be installed within the stream buffer.

5. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the site.

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The proposed project will not require any energy sources, other than fuel for vehicles transporting equipment and the equipment (chainsaw) used to removed the trees.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the proposed project will not reduce the ability of adjacent residences to use solar energy.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

No conservation measures are proposed as the proposed project will not use any energy sources.

Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No environmental health hazards are anticipated to occur as part of this tree removal project.

a. Describe any known or possible contamination at the site from present or past uses.

There is no known contamination on-site from present or past uses.

b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no existing hazardous chemicals/conditions that will impact the proposed tree removal. No known underground utility lines are located within the tree removal area.

c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None.

d. Describe special emergency services that might be required.

Other than typical emergency services in the case of an injury or accident during the tree removal process, no special services will be required for this project.

e. Proposed measures to reduce or control environmental health hazards, if any.

No environmental health hazards will result from this project.

2. Noise

a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The urban noises found within the project area will not affect the proposed tree removal project.

b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise created during the tree removal process be limited to vehicles used to transport equipment and the tree removal crew members as well as chainsaws. Work will occur during normal daylight hours, as allowed by the City of Bellevue.

c. Proposed measures to reduce or control noise impacts, if any.

The noise produced by the proposed project will be loudest when the chainsaws are in use. The subject site is located within an industrial park and noise associated with this project is not anticipated to have impacts to the area because of the existing urban conditions.

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site and surrounding properties are located in an urban/industrial setting. The proposed tree removal is not anticipated to affect land uses on nearby or adjacent properties.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No.

   a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No.

3. Describe any structures on the site.

The trees proposed to be removed are located in along the parking lot, partially within the parking lot planter. The majority of the property is developed with a commercial building and parking lot.

4. Will any structures be demolished? If so, what?

No.

5. What is the current zoning classification of the site? Light Industrial (LI)

6. What is the current comprehensive plan designation of the site? MF-H High Density (R-30)

7. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Sunset Creek (a Type F stream) and the associated 100-year FEMA floodplain are located to the west of the site. The stream is mapped IKing Co iMap and City of Bellevue GIS Map) as extending onto the site in the southwest corner, but it is actually located entirely off site. The buffer on Sunset Creek extends onto the property. The area adjacent to the stream is also mapped as steep slopes.

9. Approximately how many people would reside or work in the completed project? None

10. Approximately how many people would the completed project displace? None

11. Proposed measures to avoid or reduce displacement impacts, if any.

Not applicable.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposed tree removal will not result in any changes to existing or potential future land uses.

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

Not applicable.

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

3. Proposed measures to reduce or control housing impacts, if any.

Not applicable.

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed.

2. What views in the immediate vicinity would be altered or obstructed?

None. The site is located in an industrial park.

3. Proposed measures to reduce or control aesthetic impacts, if any

None.

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

2. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

3. What existing off-site sources of light or glare may affect your proposal?

None.

4. Proposed measures to reduce or control light and glare impacts, if any.

None.

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Approximately 3/4 of a mile north of the site is Richard's Valley Loop Trail and Bannerwood Sports Park.

2. Would the proposed project displace any existing recreational uses? If so, describe.

No.

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None. The proposed tree removal will not result in any impacts on nearby recreation opportunities.

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Washington State Department of Archaeology and Historic Preservation

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable.

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Southeast 30th Street is located along the northern property line and is the main access to the site.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The closest bus stop is Southeast Eastgate Way and Richards Road located over 1,200 feet away.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No parking is proposed or will be eliminated as part of this project.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

None.

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

8. Proposed measures to reduce or control transportation impacts, if any.

None.

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

2. Proposed measures to reduce or control direct impacts on public services, if any.

None.

Utilities

1. Check the utilities currently available at the site:
   - ☑ Electricity
   - ☐ natural gas
   - ☑ water
   - ☑ refuse service
   - ☑ telephone
   - ☑ sanitary sewer
   - ☐ septic system
   - ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

None.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature *Joie L. Goodman*

Name of signee Joie Goodman

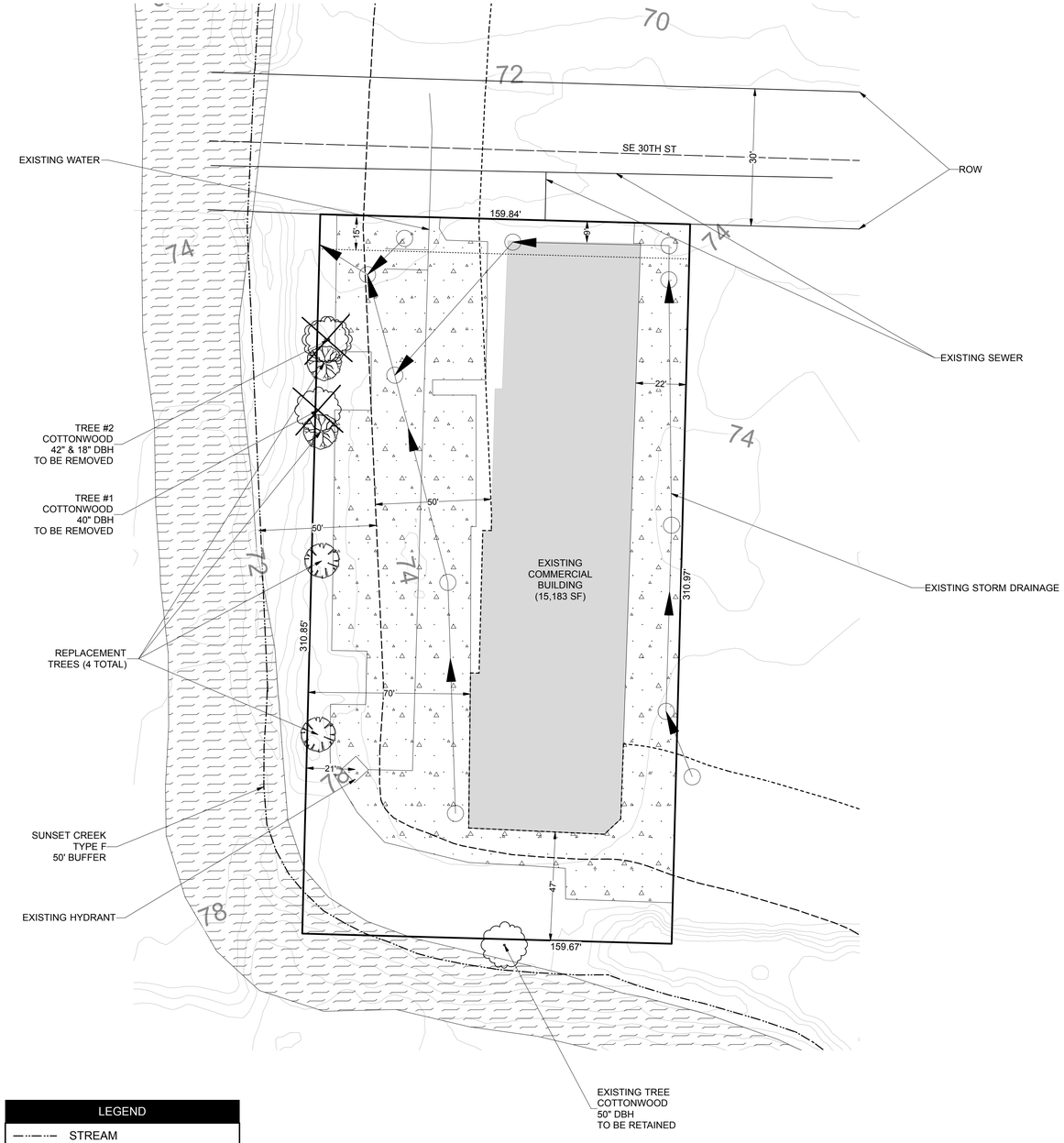
Position and Agency/Organization Senior Ecologist, Wetland Resources, Inc.

Date Submitted 3/2/2021

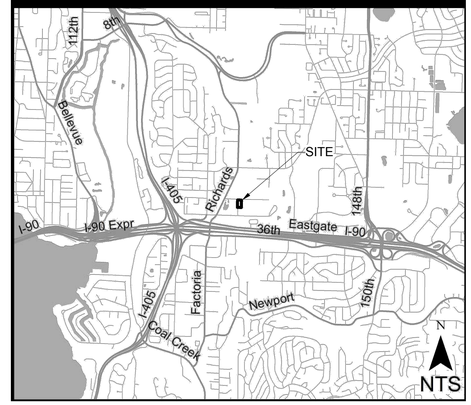
SITE PLAN

SLC INVESTMENT, LLC - 13205 SE 30TH ST

PORTION OF SECTION 10, TOWNSHIP 24N, RANGE 5E, W.M.



VICINITY MAP



SITE LOCATION: 13205 NE 30TH ST, BELLEVUE, WA 98005
PARCEL #5453300291
LEGAL DESCRIPTION: MERCER SLOUGH GARDEN TRS W 1/2 OF N 1/2 LESS ST

NOTES:
LOCATION OF PROPERTY BOUNDARIES AND EXISTING TREES BASED ON SURVEYED BY AXIS SURVEY & MAPPING, DATED 8-17-2020.

LOCATION OF STREAM AND FLOODPLAIN FROM KING CO IMAP & BELLEVUE GIS MAP.

TOPOGRAPHIC CONTOURS FROM KING CO IMAP.

LOCATION OF EXISTING STRUCTURES, PAVEMENT, AND UTILITIES ESTIMATED USING BELLEVUE GIS MAP, AERIAL PHOTOGRAPHS, AND ON-SITE OBSERVATIONS.

ONE OVERLAY DISTRICT IS LOCATED ON SITE - THE CRITICAL AREA OVERLAY DISTRICT INCLUDES ON-SITE STREAM BUFFER.

NO MECHANICAL EQUIPMENT IS CURRENTLY LOCATED ON OR PROPOSED TO BE LOCATED ON THE SITE.

NO NEW FENCES, ROCKERIES OR RETAINING WALLS ARE PROPOSED.

NO NEW STRUCTURES ARE PROPOSED.

NO NEW IMPERVIOUS SURFACES ARE PROPOSED.

NO NEW INTERNAL WALKWAYS ARE PROPOSED AND AS SUCH NO CONNECTIONS TO PUBLIC SIDEWALKS, RIGHTS-OF-WAY, OR ACCESS EASEMENTS ARE PROPOSED.

NO NEW PARKING AREAS OR CONNECTIONS TO EXISTING ROADWAYS ARE PROPOSED. NO CHANGES ARE PROPOSED TO EXISTING ROADWAYS.

PROJECT PROPOSAL:
THE APPLICANT PROPOSES TO REMOVE TWO COTTONWOOD (POPULUS BALSAMIFERA) TREES AND PROVIDE 4 REPLACEMENT TREES WITHIN THE ON-SITE STREAM BUFFER. THE FOLLOWING REPLACEMENT PLANTING PLAN IS PROPOSED.

Replacement Tree Planting Plan

Common Name	Latin Name	Size	Quantity
Big leaf maple	*Acer macrophyllum*	1 gallon	2
Red alder	*Alnus nbra*	1 gallon	2

THE PLANT LAYOUT PRESENTED HERE MAY BE MODIFIED AS NEEDED AT THE TIME OF INSTALLATION DUE TO EXISTING NATIVE VEGETATION PRESENT WITHIN THE STREAM BUFFER.

LEGEND

- STREAM
- 100-YR FLOODPLAIN
- STREAM BUFFER
- STRUCTURE SETBACK
- EXISTING STRUCTURE
- EXISTING PAVEMENT
- EXISTING COTTONWOOD
- BIG-LEAF MAPLE (1-GALLON)
- RED ALDER (1-GALLON)

Scale 1" = 30'

0 15 30 45 60

WRI PROJECT # 20274
Scale 1" = 30'
Drawn by: J. Goodman
Date: March 2, 2021

Wetland Resources
9505 19TH AVE SE, SUITE 106
EVERETT, WA 98208
TEL: 425.337.3174
FAX: 425.337.3045

PREPARED FOR:
SLC Investment, LLC
Attn: Karen Ngo
13221 SE 26th Street
Bellevue WA 98005

SITE PLAN
SLC INVESTMENT, LLC - 13205 SE 30TH ST
BELLEVUE, WASHINGTON

SITE PLAN

SLC INVESTMENT, LLC - SE 30TH ST

PORTION OF SECTION 10, TOWNSHIP 24N, RANGE 5E, W.M.

PLANTING NOTES:

Obtain all plants from a reputable nursery. Care and handling of all plant materials is extremely important to the overall success of the project. The origin of all plant materials specified in this plan shall be native plants, nursery grown in the Puget Sound region of Washington. Some species substitution may be allowed with agreement of the contracted ecologist.

Handling

Plants shall be handled so as to avoid all damage, including: breaking, bruising, root damage, sunburn, drying, freezing or other injury. Plants must be covered during transport. Plants shall not be bound with wire or rope in a manner that could damage branches. Protect plant roots with shade and wet soil in the time period between delivery and installation. Do not lift container stock by trunks, stems, or tops. Do not remove from containers until ready to plant. Water all plants as necessary to keep moisture levels appropriate to the species horticultural requirements. Plants shall not be allowed to dry out. All plants shall be watered thoroughly immediately upon installation. Soak all containerized plants thoroughly prior to installation.

Storage

Plants stored by the Permittee for longer than one month prior to planting shall be planted in nursery rows and treated in a manner suitable to those species' horticultural requirements. Plants must be re-inspected by the landscape architect prior to installation.

Damaged plants

Damaged, dried out, or otherwise mishandled plants will be rejected at installation inspection. All rejected plants shall be immediately removed from the site, and properly replaced.

Plant Names

Plant names shall comply with those generally accepted in the native plant nursery trade. Any question regarding plant species or variety shall be referred to the landscape architect or consulting ecologist. All plant materials shall be true to species and variety and legibly tagged.

Quality and condition

Plants shall be normal in pattern of growth, healthy, well-branched, vigorous, with well-developed root systems, and free of pests and diseases. Damaged, diseased, pest-infested, scraped, bruised, dried out, burned, broken, or defective plants will be rejected. Plants with pruning wounds over 1" in diameter will be rejected.

Roots

All plants shall be or containerized, unless explicitly authorized by the landscape architect and/or consulting ecologist. Rootbound plants will be rejected. Immediately before installation, plants with minor root damage must be root-pruned. Matted or circling roots of containerized plantings must be pruned or straightened and the sides of the root ball must be roughened from top to bottom to a depth of at least an inch.

Sizes

Plant sizes shall be the size indicated in the plant schedule in approved plans, unless approved by the landscape architect or consulting ecologist. Larger stock may be acceptable provided that it has not been cut back to the size specified, and that the root ball is proportionate to the size of the plant. Smaller stock may be acceptable, and preferable under some circumstances, based on site-specific conditions. Measurements, caliper, branching, and balling and burlapping shall conform to the American Standard of Nursery Stock by the American Association of Nurserymen (latest edition).

Form

Evergreen trees shall have single trunks and symmetrical, well-developed form. Deciduous trees shall be single trunked unless specified as multi-stem in the plant schedule. Shrubs shall have multiple stems and be well-branched.

***T**iming of Planting*

Unless otherwise approved by the landscape designer/consulting ecologist, all planting should occur between October 1 and March 1. Overall, the earlier the plants go into the ground during the dormant period, the more time they have to adapt to the site and extend their root systems before the water demands of summer.

Weeding

Non-native, invasive vegetation in the mitigation area will be hand-weeded from around all installed plants at the time of installation and on a routine basis throughout the monitoring period. No chemical control of vegetation on any portion of the site is recommended without prior approval from the City and consulting ecologist.

Site conditions

The landscaping contractor shall immediately notify the landscape designer and/or consulting ecologist of drainage or soil conditions likely to be detrimental to the growth or survival of plants. Planting operations shall not be conducted under the following conditions: freezing weather, when the ground is frozen, excessively wet weather, excessively windy weather, or in excessive heat.

Planting Pits

Planting pits shall be circular or square with vertical sides, and shall be at least 12" wider in diameter than the root ball of the plant. Break up the sides of the pit in compacted soils. Set plants upright in pits. All burlap shall be removed from the planting pit/rootball. Backfill of native soils shall be worked back into holes such that air pockets are removed without adversely compacting soils.

Fertilizer

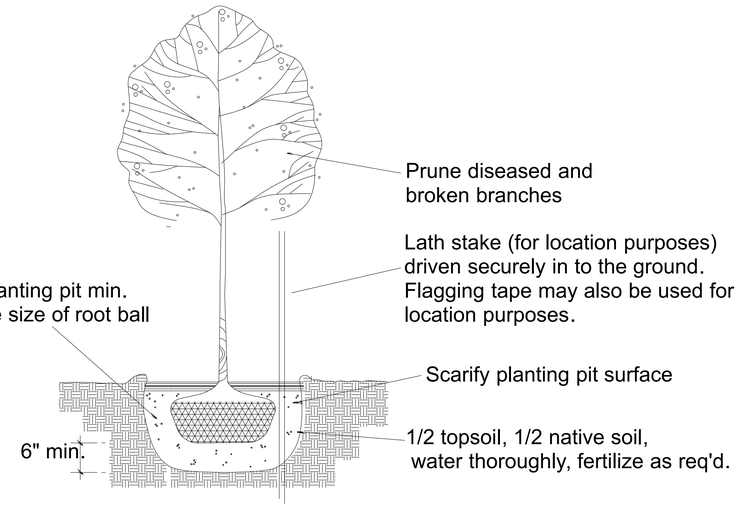
Slow release fertilizer may be used if pre-approved by the landscape architect and consulting ecologist. Fertilizers shall be applied only at the base of plantings underneath the required covering of mulch (that does not make contact with stems of the plants). No fertilizers shall be placed within planting holes.

Support Staking

Most shrubs and many trees DO NOT require any staking. If the plant can stand alone without staking in a moderate wind, do not use a stake. If the plant needs support, then strapping or webbing should be used as low as possible on the trunk to loosely brace the tree with two stakes. Do not brace the tree tightly or too high on the trunk. If the tree is unable to sway, it will further lose the ability to support itself. Do not use wire in a rubber hose for strapping as it exerts too much pressure on the bark. As soon as supporting the plant becomes unnecessary, remove the stakes. All stakes must be removed within two (2) years of installation.

Mulching

Mulch (woodchip/arborist) shall be applied in three-foot diameter rings around each of the installed plants. Mulch shall be no less than 3 inches deep, and shall be kept 2 inches away from the trunks/stems of installed plants to prevent damage.



TREE PLANTING DETAIL

Not to Scale

WRI PROJECT # 20274

Scale 1" = 30'

Drawn by: J. Goodman

Date: March 2, 2021

Wetland Resources

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SITE PLAN

SLC INVESTMENT, LLC - SE 30TH ST

BELLEVUE, WASHINGTON

SHEET 2/2